North Dock

New Waterfront HQ Office Buildings
MODERN
With 150 feet of impressive water frontage

Welcome to North Dock, a magnificent Grade A HQ office building. Extending to over 200,000 sq ft, the building can be split into two distinct blocks each with their own dedicated entrance.
Enjoy uninterrupted river and city views from the top floor of North Dock.

The North Docks have evolved and diversified time and time again during their long history. North Dock is built on a site with over 2,000 years of history which has now evolved to be at the heart of business, culture and the bustle of marine activity in the water quarter.
OPPORTUNITY

North Dock offers two Grade A office buildings totalling over 200,000 sq ft of gold-standard office space over 9 floors with secure semi-basement parking, cycle bays and shower/changing rooms. The buildings optimise cost-efficiencies through many sustainable features including solar shading, environmentally friendly mechanical and electrical systems and is completed with a Sedum ‘Green’ Roof.

**A new Gold-Standard Office Space for Dublin**

- **Lifts**: 14
- **Wait Times**: 16 sec
- **Car Spaces**: 30
- **Bicycle Spaces**: 266
- **Water Frontage**: 150 ft
- **Showers**: 30

**North Dock One**
- 8,826 sq m
- 95,004 sq ft

**North Dock Two**
- 10,121 sq m
- 108,944 sq ft

**Typical**
- 2.95 m

**Ground**
- 4.45 m

**Combined**
- 18,947 sq m
- 203,948 sq ft

**Floor to Ceiling Height**
- 10,121 sq m
- 108,944 sq ft
North Dock

Up to 28,000 sq ft of column-free floorplates

Comprises 9 large, flexible floorplates

North Dock has been designed by an international team of award-winning architects, engineers and consultants to be a ‘best-in-class’ example of modern architecture. It uses state-of-the-art materials and techniques to optimise the aspect of the site and provides enviable views of Dublin’s Docklands.

Sustainable design

- Nearly Zero Energy Building rating (NZEB)
- Gold LEED rating standard

Top floor
- Terrace panoramic views

Natural daylight
- in abundance

Efficient occupancy
- with flexible subdivision

Sustainable design
- to Nearly Zero Energy Building rating

Gold
- LEED rating standard

High A3 BER
- Targeted energy rating
Dublin Docklands is the engine for the growth of Dublin’s CBD. Large national and multinational firms continue to relocate to the area with half of the world’s top financial institutions now based in the Dublin Docklands.

In addition to this, Dublin Docklands is at the heart of the Smart Cities Initiative benefiting from Dublin City Council’s investment in smart city facilities which are being developed in conjunction with a number of international technology partners.

This gives occupiers the benefit of enjoying new advances in lighting, Wi-Fi, integrated transport systems and live data on everything from environmental sustainability to the availability of car parking spaces and free bike schemes.
Dublin’s main metropolitan and suburban transport networks are within easy reach of North Dock. Just 12 minutes from Dublin Airport and a 2 minute walk to the Luas stop at The Point, multiple bus routes and a Dublin Bike station on its doorstep, occupants will be spoilt for choice with transport options.

Swift, reliable access locally, nationally & internationally

One of the reasons Dublin’s North Docks have become such a successful business district is because of the ease of access to the city centre, Dublin Airport and beyond.
Ideally located for local, national and international travel
Experience river and city views flooded with daylight at North Dock.

The whole docklands area is alive with activity from sunrise to sunset. With cafés, restaurants, hotels, cycle paths and a multitude of watersports on your doorstep, Dublin has never felt more alive.

DOCKLANDS

SUNRISE TO SUNSET
North Dock is in the enviable position of having The Point Luas stop just a couple of minutes stroll away. There is a palpable feeling of rejuvenation in Point Square with Ireland’s largest indoor arena, The 3Arena, The Odeon Cinema, The Gibson Hotel and a number of cafes and restaurants including Freshii, Starbucks and Eddie Rocket’s. International visitors will be spoilt for choice with the local accommodation, conference and entertainment facilities.
Enhancing the street scene with a new external landscaped environment

Thoughtful architecture and inspired landscaping combine to create a beautiful public space with mature trees, planting and seating areas that are designed to motivate and inspire.
ESTABLISHED FOR BUSINESS
Light drenched reception area with floor to ceiling windows overlooking the river.
### FLOOR PLANS

#### North Dock

<table>
<thead>
<tr>
<th>Level</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eighth</td>
<td>4,812</td>
<td>447</td>
</tr>
<tr>
<td>Seventh</td>
<td>5,490</td>
<td>510</td>
</tr>
<tr>
<td>Sixth</td>
<td>12,626</td>
<td>1,173</td>
</tr>
<tr>
<td>Fifth</td>
<td>13,304</td>
<td>1,236</td>
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<tr>
<td>Fourth</td>
<td>13,304</td>
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<tr>
<td>Third</td>
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<tr>
<td>First</td>
<td>12,142</td>
<td>1,128</td>
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<tr>
<td>Mezzanine</td>
<td>2,702</td>
<td>251</td>
</tr>
<tr>
<td>Ground</td>
<td>4,037</td>
<td>375</td>
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<td><strong>Total</strong></td>
<td><strong>95,004</strong></td>
<td><strong>8,826</strong></td>
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#### North Dock

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<tr>
<th>Level</th>
<th>sq ft</th>
<th>sq m</th>
<th>Total sq ft</th>
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<td>337</td>
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<td>Sixth</td>
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<tr>
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<td>15,048</td>
<td>1,398</td>
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<td>2,777</td>
<td>258</td>
<td>5,479</td>
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<tr>
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<td>3,897</td>
<td>362</td>
<td>7,934</td>
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<td><strong>Total</strong></td>
<td><strong>108,944</strong></td>
<td><strong>10,121</strong></td>
<td><strong>203,948</strong></td>
</tr>
</tbody>
</table>
North Dock

North Dock one
Ground Floor

| Car Spaces | 15 |
| Bicycle Spaces | 126 |
| Total Area | 4,037 sq ft |

North Dock two
Ground Floor

| Car Spaces | 15 |
| Bicycle Spaces | 140 |
| Total Area | 3,897 sq ft |

North Dock

North Dock one
Mezzanine

| Female Changing & Shower Facility | 7 |
| Male Changing & Shower Facility | 7 |
| Accessible Showering Facility | 1 |
| Total Area | 2,702 sq ft |

North Dock two
Mezzanine

| Female Changing & Shower Facility | 7 |
| Male Changing & Shower Facility | 7 |
| Accessible Showering Facility | 1 |
| Total Area | 2,777 sq ft |
North Dock one
Typical Floor

Total Area: 13,304 sq ft

North Dock two
Typical Floor

Total Area: 15,812 sq ft

North Dock one
6th Floor

Total Area: 12,626 sq ft

North Dock two
6th Floor

Total Area: 15,489 sq ft
North Dock one
7th Floor
Total Area: 5,490 sq ft

North Dock two
7th Floor
Total Area: 4,868 sq ft

North Dock one
8th Floor
Total Area: 4,812 sq ft

North Dock two
8th Floor
Total Area: 3,627 sq ft
NORTH DOCK ONE & TWO

Entire Floor
1:10 occupancy

<table>
<thead>
<tr>
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<th>North Dock one</th>
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</thead>
<tbody>
<tr>
<td>Offices</td>
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<tr>
<td>Meeting Rooms</td>
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<td>11</td>
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<tr>
<td>Workstations</td>
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<tr>
<td>Occupancy</td>
<td>59</td>
<td>83</td>
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North Dock one
1:12 occupancy

North Dock two
1:12 occupancy

River Liffey
North Dock one
1:10 occupancy

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<tbody>
<tr>
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<tr>
<td>Workstations</td>
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<tr>
<td>Occupancy</td>
<td>86</td>
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North Dock two
1:10 occupancy

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<tbody>
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<tr>
<td>Occupancy</td>
<td>98</td>
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North Dock one
1:8 occupancy

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<th>Offices</th>
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<tbody>
<tr>
<td>Meeting Rooms</td>
<td>3</td>
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<tr>
<td>Workstations</td>
<td>110</td>
</tr>
<tr>
<td>Occupancy</td>
<td>114</td>
</tr>
</tbody>
</table>

North Dock two
1:8 occupancy

<table>
<thead>
<tr>
<th>Offices</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting Rooms</td>
<td>3</td>
</tr>
<tr>
<td>Workstations</td>
<td>124</td>
</tr>
<tr>
<td>Occupancy</td>
<td>129</td>
</tr>
</tbody>
</table>
North Dock

**SPECIFICATION**

**Architectural Specification**

Means of Escape 1 person per 6 sq m
Internal Climate 1 person per 8 sq m
Sanitary Accommodation 1 person per 8 sq m

**Planning Module**

1.5m x 1.5m Typical throughout.

**Structural Grid**

Nominal 15m x 6m grid with a nominal 15 meter clear span steel structure providing flexible, column-free office space.

**Floor Loadings**

Office Floors 4.0 kN/m² 4.5 kN (Cat B)
Reception Area 4.0 kN/m² 4.5 kN (Cat B)
Car Parking Area 2.5 kN/m² 202 kN (Cat F)
Roofs 0.8 kN/m² 1.0 kN (Cat H)
Plant Areas 7.5 kN/m² 7.0 kN

**Floor Heights**

Reception Ceiling Height 4.45m
Ground Floor Ceiling Height 4.45m
1st – 6th Floor Ceiling Height 2.95m
Typical Floor to Floor Height 4.0m

**Service Zones**

Raised Access Floor Void 120mm
Typical Floor to Ceiling Height 2.950mm
Ceiling Zone 725mm

**Structure**

The superstructure will comprise steel composite cellular beams with reinforced concrete composite metal deck floor slab solution. The steel columns will be set out on a nominal 15m x 6m grids and cellular beams will allow to integrate services within a minimal structural void.

**External Finishes**

**FACADE**

A Masonry screen to the elevations of the 9 storey south block are fabricated from high-quality bespoke precast concrete ‘post and beam’ construction.

Unitized Façade: Panels are fabricated from high-quality bespoke precast concrete with integrated polyester powder coated aluminium window.

Windows Generally: Typical glazing consists of high performance, thermally broken double-glazed aluminium window sections with polyester powder coated aluminium.

Curtain Walling: Curtain walling consists of high-performance, thermally broken bronze polyester powder coated aluminium curtain walling with toggle-glazed, double-glazed low-emissivity glass.

**MAIN ENTRANCE DOORS**

Main entrance consists of floor to ceiling glazed screens incorporating operated doors for disabled accessibility.

**ROOF**

The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

**LANDSCAPING & TERRACES**

A bespoke landscape design has been developed for the pocket park to the northern end of the development. This will be planted with mature trees so as to provide a unique amenity and visual relief to occupants.

**U-VALUES**

External Solid Wall: 0.27W/M²K
Floor: 0.22W/M²K
Roof: 0.22W/M²K
Glazing: 1.4W/M²K
Spandrels: 1.4W/M²K
Airtightness: 3M³/M² at 50Pa

**Internal Office Finishes**

**WALLS**

Painted plasterboard.

**FLOORS**

600 x 600 metal floor tile.

**CEILINGS**

600 x 600 Mineral, lay-in ceiling tile range with imperforate body, smooth, acoustically transparent scrim and fine painted finish.

**JOINERY**

Flush American White Oak doors and frames on metal studs to steel columns.

**Sanitary Accommodation**

**TOILET PROVISION**

Toilet provisions are calculated on 1 person per 8 sq m.
Toilet requirements are calculated on a floor by floor basis.

**WALLS**

Painted plasterboard. Selected tiling.

**CUBICLES**

Venesta Infinity Oak veneered Washroom System.

**FLOORS**

Selected ceramic tiles.

**CEILINGS**

Painted plasterboard.

**VANITY UNITS**

Corian units.

**SANITARY FITTING**

High quality sanitary ware and fittings throughout.

**JOINERY**

Flush American White Oak doors and frames.

**Parking Provisions**

Two independent car parks each containing 15 no. parking spaces will be provided at semi-basement level (30 no. spaces overall). Each car park has its own separate entrance accessed via the pocket park located to the northern end of the development. Landlord electrical distribution enabled for future provision of electric car charging.

**Disabled Car Parking**

2 no. disabled spaces will be provided at semi-basement level, one per car park.

**Bicycle Parking**

North Dock One 126 cycle spaces.
North Dock Two 140 cycle spaces.

**Shower and Changing Facilities**

Shower and changing facilities are provided at mezzanine level, accessed from the main core.

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North Dock
**Shower Provision**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Female</td>
<td>14</td>
</tr>
<tr>
<td>Male</td>
<td>14</td>
</tr>
<tr>
<td>Accessible</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>30</td>
</tr>
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</table>

**Mechanical Services**

Air conditioning & fresh air provisions designed for an occupation of 1 person per 8 sq m.

**AIR-CONDITIONING SYSTEM**

2 no. roof mounted Air Handling Units (AHU) per office block (east & west), mounted on 7th floor roof compound & 9th floor roof compound. AHU’s to deliver tempered air (18°C winter & 22°C summer) to tenant areas. Fresh air supply & extract systems to come complete with Variable Air Volume (VAV) dampers. Each VAV damper to control CO₂ levels within the open plan office area. Local heating and cooling to be provided by 4-Pipe Fan Coil Units (FCU’s). 1 no. FCU per 45m² provided (typical provision. Final quantities may vary depending on floor plate arrangement).

All ventilation supplies to tenant areas, to be sub-metered by Landlord Building Management System (BMS).

**HEATING SYSTEM**

Heating supply to FCU’s via central Low Temperature Hot Water (LTHW) system. Gas condensing boilers, located at lower ground floor level (within each block) will deliver LPHW throughout the development.

All heat supplies to tenant areas, to be sub-metered by Landlord BMS.

Weather compensated LPHW heating services provided to landlord / toilet core areas. All radiators in Landlord / toilet cores, also provided with local Thermostatic Radiator Valves (TRV’s) to provide additional control.

**DESIGN PARAMETER**

Winter Temperature

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Outside</td>
<td>-1°C</td>
</tr>
<tr>
<td>Internal Office:</td>
<td>21 +/- 2°C</td>
</tr>
<tr>
<td>Toilets:</td>
<td>21 +/- 2°C</td>
</tr>
<tr>
<td>Reception:</td>
<td>21 +/- 2°C</td>
</tr>
</tbody>
</table>

**WATER SERVICES**

All sanitary provision throughout the development will be provided with the following (as appropriate):

- Cold Water Supply (CWS)
- Hot Water Supply (HWS)
- Hot Water Services Return (HWSR)
- Recycled Rain Water Supply (RWS)
- Mains Water Supply (MWS)
- Mains Water Services (MWS)
- Cold Water Services (CWS)
- Cold water stored in CWS Break Tank (located at lower ground level). The CWS break is designed to provide for boosted MWS to the tenant areas.
- Hot Water Services (HWS)
- HWS water stored in HWS Indirect Calorifiers fed from LPHW system (located at lower ground level). All HWS will be boosted throughout the development (via CWS booster sets).
- Recycled Rain Water Services (RWS)
- Rain water run-off from roof level is initially stored in a buried “bulk” storage tank, below ground (underneath car park area). The recycled rain water is then pumped through filtration systems before being stored in RWS Break Tank (located at lower ground level). The RWS break is designed to provide for 24hrs RWS supply to each block. All RWS will be boosted throughout the development.

**SUMMER TEMPERATURE**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Outside:</td>
<td>24°C DB / 19°C WB</td>
</tr>
<tr>
<td>Internal Office:</td>
<td>21 +/- 2°C</td>
</tr>
<tr>
<td>Toilets:</td>
<td>21 +/- 2°C</td>
</tr>
<tr>
<td>Reception:</td>
<td>21 +/- 2°C</td>
</tr>
</tbody>
</table>

**FRESH AIR SUPPLY**

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<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Offices:</td>
<td>10%/s/person</td>
</tr>
<tr>
<td>Toilets:</td>
<td>10%/hr</td>
</tr>
</tbody>
</table>

**ACOUSTICS LEVEL**

| Office Open Plan: | NR40 |
| Toilets: | NR45 |
| Reception Area: | NR40 |

**WATER SERVICES**

All sanitary provision throughout the development will be provided with the following (as appropriate):

- Cold Water Supply (CWS)
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**LIGHTING**

- Office: 600 x 600 LED
- Reception: Linear LED
- Toilets: IP44 Recessed Down lighters LED
- Basements: IP65 Surface mounted LED
- Classrooms: 6w per sq m
- Corridors: 8w per sq m
- Office Open Plan: 600 x 600 LED
- Toilets: IP44 Recessed Down lighters LED
- Reception: Linear LED
- Basements: IP65 Surface mounted LED
- Classrooms: 6w per sq m
- Corridors: 8w per sq m

**DESIGN CRITERIA**

The building shall be designed on the basis of 1 person per 8 sq m.

**LIGHTING CONTROL**

Dali lighting control system to tenant spaces.

**STANDBY POWER**

160kVA Life Safety Generator.

**PROTECTIVE SERVICES INSTALLATIONS**

Fire Alarm System.

L3 Addressable Fire Alarm System.

**SECURITY SYSTEMS**

Intruder alarm complete with PIRs and keypad in landlord areas. CCTV IP cameras externally and internally in landlord areas. Access control in landlord areas and wiring for future access control in tenant spaces.

**COMMUNICATION**

2 no. 42u comm cabinets, 10kVA UPS backup, CAT6 Cable.

**ETC1 National Rules for Electrical Installations**


**ACCORDANCE WITH ETCI NATIONAL RULES FOR ELECTRICAL INSTALLATIONS**

EARTHING

2 no. 42u comms cabinets, 10kVA UPS backup, CAT6 Cable.

**COMMUNICATION**

2 no. 42u comm cabinets, 10kVA UPS backup, CAT6 Cable.

**ETC1 National Rules for Electrical Installations**


**Building Management System**

Separate BMS systems to be provided to each block. A BMS graphical front-end interface shall be provided to each block. The BMS system shall monitor and control the following:

1. Tenant submetering for heating, ventilation & water services.
2. Plant operation.
3. Temperature & CO₂ control in tenant areas.
4. A local MMC panel shall be provided at each level for tenant connection during fit-out.

**Sustainability**

Energy Rating: The development will be designed to achieve a LEED Gold Certification and BER of A3. The building will be designed to be NZEB compliant.

Roof: The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

Facade: A facade treatment of deep columns and beams of high-quality pre-cast concrete to provide shade to glazing and helps to mitigate any overheating from insulation.

The combination of good plan-depth and generous ceiling heights provides natural lighting without excessive glare in compliance with BCO recommendations.
THE TEAM

Developer

TIO

Architects

ABK

Civil & Structural Engineers

JJ CAMPBELL & ASSOCIATES

Facade Consultant

ARUP

Fire Safety Consultant

JGA

Landscape Architect

BSLA

Design & Build Contractor

bennett CONSTRUCTION

Project Managers / Quantity Surveyors

Linesight

M & E Engineers / LEED Consultant

IN2 ENGINEERING DESIGN PARTNERSHIP

Planning Consultant

McGill Planning

PSDP Health & Safety

INTEGRATED RISK SOLUTIONS

testing engineers specializing in safety & risk assessment

Branding & Marketing

idea.

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